

Notice of Environmental Neighborhood Meeting



PROJECT NAME: Edwards Plat
NEIGHBORHOOD: Squak Mountain
FILE NO: PRJ16-00014/NM22-00001

NEIGHBORHOOD MEETING INFORMATION

DATE: Wednesday, February 23, 2022
TIME: 6:30 p.m.
LOCATION: Virtual Meeting
www.issaquahwa.gov/EdwardsPlat

ENVIRONMENTAL NEIGHBORHOOD MEETING

The City is hosting a neighborhood meeting to afford the community an opportunity to understand the proposal with particular focus on critical areas, generate discussion, and raise issues before a decision is rendered. City Staff, along with the Applicant's technical area experts, will be in attendance to answer questions and address concerns about the project.

Required Studies to be Discussed: Coal Mine Hazard, Geotechnical, Arborist

PROJECT INFORMATION

Project Description: A preliminary plat for the subdivision of approximately 4.14 acres, into 10 single-family residential lots. Primary access to the site is proposed from Mine Hill Rd SW. Infrastructure improvements will include roads, water, sewer and frontage improvements. (See attached Plans)

Location: 240 SW Francis Ln, Issaquah, WA (See Vicinity Map)

Required Permits: SEPA, Preliminary Plat, Final Plat, Site Work, Building, Landscape

Size of Subject Area in Acres: 4.14 **Sq. Ft.:** 180,338

Applicant:

Ian Faulds
20210 142nd Ave NE
Woodinville, WA 98072
425.286.2722, ifaulds@ldccorp.com

PUBLIC MEETING:

- Input from the public will be documented in the permit file and used to finalize the critical area studies for the project. A summary of the meeting will be provided to the Environmental Board for their consideration related to future code changes.
- The decision, once rendered, is appealable.

MEETING SIGN-UP

The day of the meeting, enter the link above and follow these steps:

1. Enter attendee's name
2. Enter attendee's email address
3. Click Join Now

MEETING PACKET AND MATERIALS

A memorandum describing the critical areas of the site which will be discussed at the meeting are available by visiting the following: issaquahwa.gov/EnvironmentalImpact

PUBLIC COMMENT

Written comments are accepted until Wednesday, February 23, 2022, or until the decision is rendered:

Community Planning and Development Department
P.O. Box 1307
Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

MORE PROJECT INFORMATION

Other key application documents are available at the City's website: issaquahwa.gov/development. Click on the parcel, select "View Related Documents and Permits", and then click on "Related Documents" tab to see the available submittals.

CONTINUED PUBLIC NOTIFICATION

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

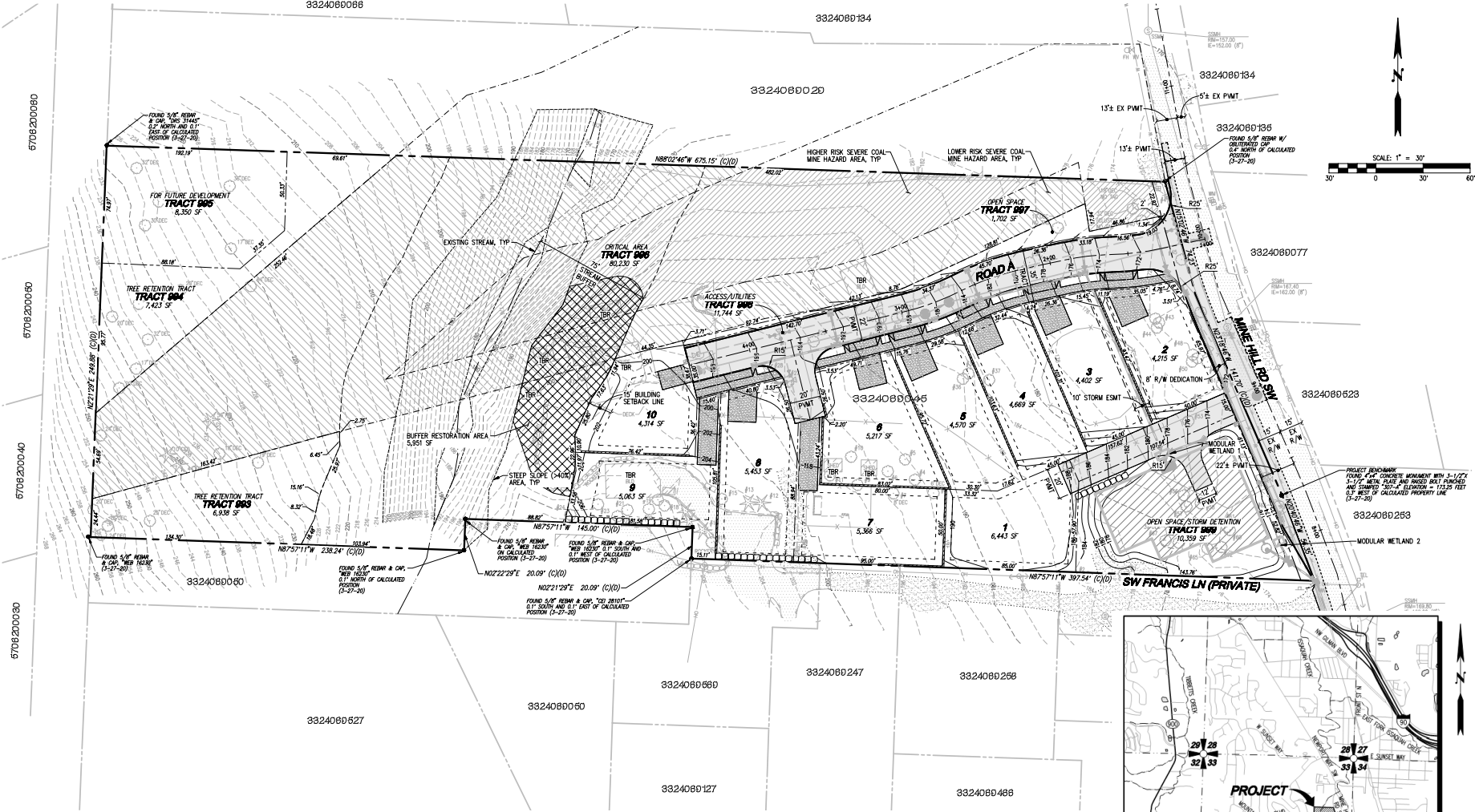
Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

CITY CONTACT INFORMATION

Project Planner: Valerie Porter, Associate Planner
Phone Number: 425-837-3094
E-Mail: valeriep@issaquahwa.gov

Community Planning and Development Department:
Phone Number: 425-837-3100
E-Mail: CPD@issaquahwa.gov

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC 33, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON



PROJECT INFORMATION

TAX PARCELS: 332408045
 SITE ADDRESS: 240 SW FRANCIS LN
 ISSAQUAH, WA 98027
 SITE AREA: 178,838 SF 4.10 AC
 CURRENT ZONING: SF-S
 PROPOSED ZONING: SF-S
 PROPOSED LAND USE: RESIDENTIAL
 PROPOSED LOTS: 10
 WATER: CITY OF ISSAQUAH
 SEWER: CITY OF ISSAQUAH
 POWER: PUGET SOUND ENERGY
 GAS: PUGET SOUND ENERGY
 TELEPHONE: COMCAST
 CABLE: COMCAST
 SCHOOL DISTRICT: ISSAQUAH #411
 FIRE DISTRICT: EASTSIDE FIRE
 REQUIRED MINIMUM SETBACKS:
 FRONT: 5'
 GARAGE: 5'
 REAR: 5'
 SIDE: 5'
 CRITICAL AREA: 15'

CLUSTER DEVELOPMENT REQUIREMENTS

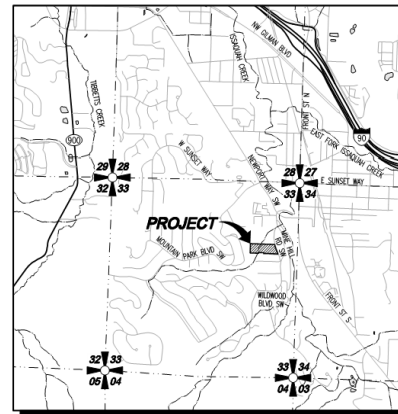
COMMON USABLE OPEN SPACE CALCULATIONS
 REQUIRED: 11,420 SF (15% OF NET SITE AREA)
 PROVIDED: 26,622 SF (TRACTS 989, 992, 994, 993)
 NET SITE AREA: 76,134 SF (1.75 AC) (LOTS 1-10, TRACTS 993, 994, 997, 999)
 ROW DEDICATION: 2,178 SF (0.05 AC)

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY, 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



VICINITY MAP

E 12 0716127



Call a Business Owner Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

SUPERIOR STEEL AND IRONWORKERS INC.

EDWARDS PROPERTY

PRELIMINARY SITE PLAN



JOB NUMBER: C20113
 DRAWING NAME: C20113-SP-FI
 DESIGNED: MEV
 DRAFTING BY: RCR
 DATE: 3-4-20
 SCALE: 1"=30'
 JURISDICTION: CITY OF ISSAQUAH

SP-01

SHEET 6 OF 9